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Date:
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REAL PROPERTY SURVEY
LOW INCOME AREA HOUSING SURVEY

50

GARY, INDIANA

1939-1940

FEDERAL WORKS AGENCY

WORKS PROJECTS ADMINISTRATION

PROJECT 1-21068 AND 1-21264

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REAL PROPERTY SURVEY

and

LOW INCOME HOUSING AREA SURVEY

of

GARY, INDIANA

Made by

WORKS PROGRESS ADMINISTRATION
Project Nos. Indiana #1-21068 & Supplemental Project #21264

Sponsored by

THE HOUSING AUTHORITY OF THE CITY OF GARY

HARTLEY L. REPLOGLE . . . . . Chairman
JACK LAZNRWITZ . . . . . .Vice-Chairman
M. C. COFFING . . . . . Commissioner
JOHN B. RADIGAN. . . . . Commissioner
L. A. O'DONNELL. . . . . Commissioner
KENNETH A. PARMELEE. . .Exec. Secretary

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City of Gary

EDWARD B. ROGERS
Project Supervisor

1939-1940

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207 EAST WAYNE STREET
SOUTH BEND, INDIANA

July 15, 1940

Housing Authority of the City of Gary,
Gary, Indiana

Gentlemen:

The Gary Real Property Resurvey and Low Income Housing Area Survey, WPA Project 1-21068 and Supplemental Project 1-21264 is finished. We take pleasure in submitting to you, herewith, the final report thereof.

Starting July 19, 1939, and completing the survey on July 15, 1940, we believe the survey is an efficient portrayal of housing conditions and low income area conditions then existing in Gary. The summarial information should be of aid to you in the consideration of tenant groups and location and number of housing units on Gary Projects. Please accept our thanks for your sponsorship and the many invaluable, individual cooperative services of your executives.

In addition to the work as a physical survey, and as to the broad coverage of family make-up and income in sub-standard dwelling units, we found it paid returns in human relations. Fifty Gary citizens of the "white collar" class from relief classification not only made this survey of Gary, but in so doing made personal surveys of themselves.

In this work they found new moral courage and developed the ability for the furtherance of research work either in the field of housing or in any similar lines of endeavor, thus fitting themselves for private employment should the opportunity arise.

Respectfully submitted,

E. G. Wenz

E. G. Wenz,
District Manager,
District #1

ACKNOWLEDGMENT

The successful completion of the current Real Property Survey and the Low Income Housing Area Survey, reached its present conclusion only through the excellent cooperation offered by all groups connected with this work.

To the Works Progress Administration, who furnished most of the personnel and funds, goes the sincere thanks of the sponsor for making available all necessary facilities incidental to the field work, final tabulations and completed summary of the two surveys.

To the following persons and organizations go our special thanks:

Mayor Ernest Schaible of the City of Gary, who cooperated with the sponsor in every detail.

Mr. Henry Hay, Park Commissioner of the City of Gary, who furnished headquarters for the supervisory staff of the research tabulation.

Mr. William Cottingham, City Engineer, who furnished us with various data of the City of Gary.

Mr. Anthony E. Dobis, City Clerk, who permitted us to use equipment in his office in prepairing the final report.

Fire Chief, Albert McGuire of the Fire Department of the City of Gary, who furnished field headquarters in the various fire stations during the field enumeration.

Mr. Alfred Hess, Building Commissioner of the City of Gary, who furnished us with data as to the construction of the buildings of Gary.

Mr. John Stuckey, State Director of Research and Records and Miss Elizabeth Vickery, District Director of Research and Records and Mr. E. G. Wenz, District

Manager of the Works Progress Administration, who so ably furnished advice and cooperation in selecting personnel and procedure of the survey.

The Housing Authority of the City of Gary, who sponsored this survey and so ably cooperated in every detail in bringing this project to a successful conclusion.

The Gary Commercial Club and Chamber of Commerce, and Captain H.S. Norton, President, who furnished us with valuable information as to the history of the City of Gary.

The Gary Land Company, and Mr. Samuel Cohen, Vice President, who permitted us to use valuable equipment in preparation of final tables and generally cooperated in the survey.

We also wish to thank all other groups not here mentioned by name, who cooperated in large or small capacity.

GARY HOUSING SURVEY
GARY, INDIANA

Honorable Members of the Board of Commissioners
Housing Authority of the City of Gary

Gentlemen:

It is with the greatest of pleasure that I submit for your approval the completed summary of the Real Property Survey and the Low Income Housing Area Survey.

The report consists of two volumes representing an analysis of residential structures and families living in substandard housing and final tabulation tables.

In addition to the data collected and compiled as a result of approximately a year's work some 50 unemployed white collar men and women were given gainful employment.

The work was performed by the Works Progress Administration and sponsored and supervised by the Housing Authority of the City of Gary.

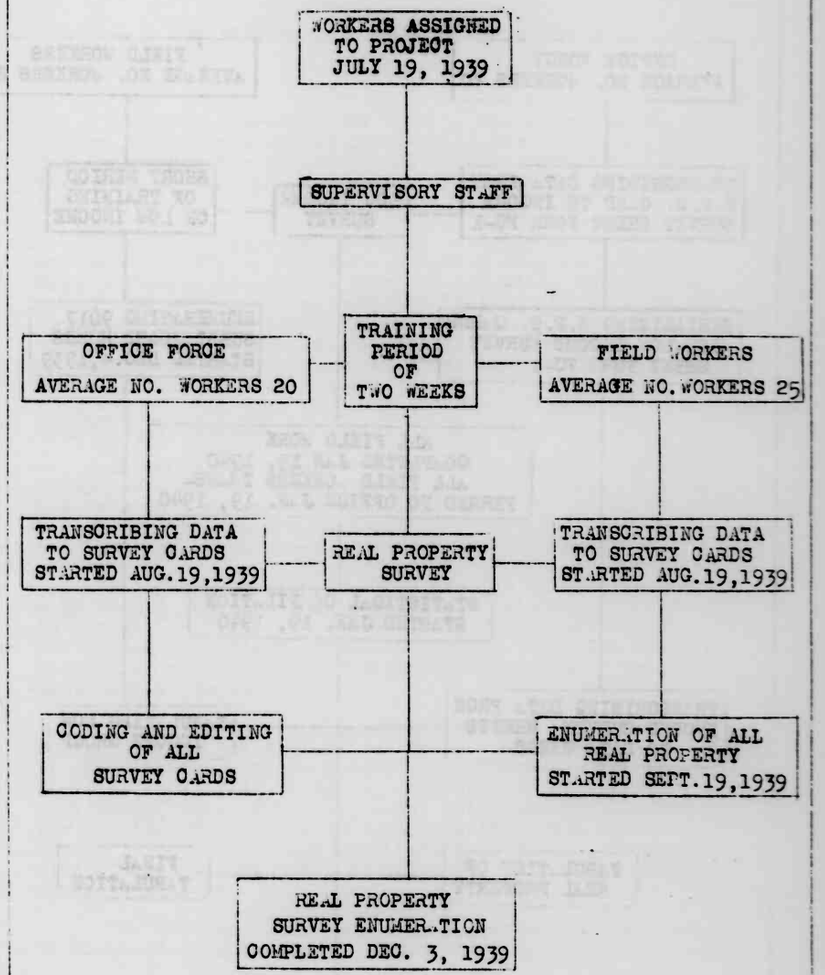
It is our sincere wish that the report, charts and tables compiled by this Survey will find an important place in both professionsl and civic groups interested in housing conditions in the City of Gary.

Respectfully submitted,

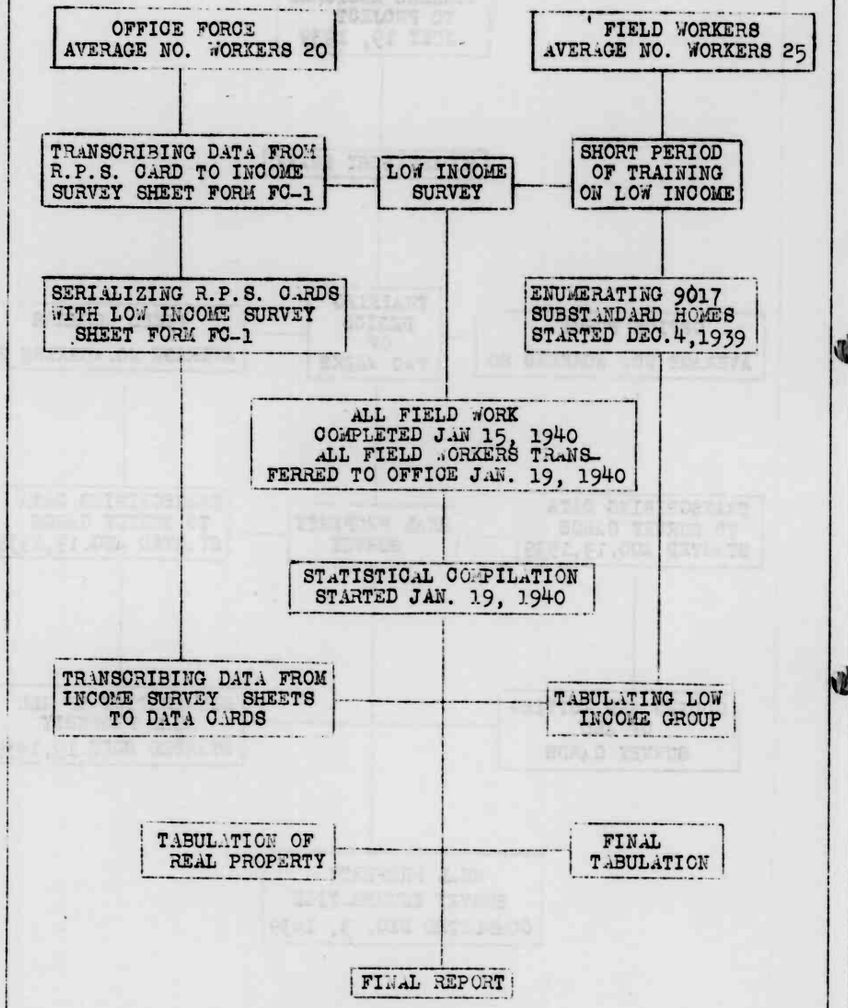
Edward B Rogers

Edward B. Rogers
Project Supervisor

FLOW CHART OF SURVEYS


WORKERS ASSIGNED TO PROJECT JULY 19, 1939
SUPERVISORY STAFF
OFFICE FORCE AVERAGE NO. WORKERS 20
TRAINING PERIOD OF TWO WEEKS
FIELD WORKERS AVERAGE NO. WORKERS 25
TRANSCRIBING DATA TO SURVEY CARDS STARTED AUG. 19, 1939
REAL PROPERTY SURVEY
TRANSCRIBING DATA TO SURVEY CARDS STARTED AUG. 19, 1939
CODING AND EDITING OF ALL SURVEY CARDS
ENUMERATION OF ALL REAL PROPERTY STARTED SEPT. 19, 1939
REAL PROPERTY SURVEY ENUMERATION COMPLETED DEC. 3, 1939

FLOW CHART OF SURVEY


OFFICE FORCE
AVERAGE NO. WORKERS 20
FIELD WORKERS
AVERAGE NO. WORKERS 25
TRANSCRIBING DATA FROM R.P.S. CARD TO INCOME SURVEY SHEET FORM FC-1
LOW INCOME SURVEY
SHORT PERIOD OF TRAINING ON LOW INCOME
SERIALIZING R.P.S. CARDS WITH LOW INCOME SURVEY SHEET FORM FC-1
ENUMERATING 9017 SUBSTANDARD HOMES STARTED DEC. 4, 1939
ALL FIELD WORK COMPLETED JAN 15, 1940
ALL FIELD WORKERS TRANSFERRED TO OFFICE JAN. 19, 1940
STATISTICAL COMPILATION STARTED JAN. 19, 1940
TRANSCRIBING DATA FROM INCOME SURVEY SHEETS TO DATA CARDS
TABULATING LOW INCOME GROUP
TABULATION OF REAL PROPERTY
FINAL TABULATION
FINAL REPORT

THE PURPOSE AND SCOPE OF THE SURVEYS

A current knowledge of housing conditions among low income groups, a study of residential property and gainful employment for white collar workers, prompted the inception of the Real Property and Low Income Housing Area Surveys.

The real property survey is actually a resurvey of one made in 1935 by the Works Progress Administration. This resurvey, one of the first of its kind, was made in accordance with a manual entitled "Technique for a Resurvey of Housing" issued by the Division of Economics and Statistics of the Federal Housing Administration. An outline of the procedure followed is contained elsewhere in this volume.

THE NEED FOR HOUSING

Although the problem of rehousing the low income groups existed for many years in American cities, little has been done to correct the situation. For years we have known that such a need existed; however, only in the last few years has a concerted attack begun.

A logical solution to this problem may be reached only when a thorough knowledge of the existing conditions is brought to light. To properly serve the heretofore ill housed low income groups, a current knowledge of their incomes, family composition, and places of employment must be known.

A housing survey clearly establishes the number of white families and families of other race living in substandard housing, their incomes, rents paid, size of families, number of boarders, lodgers, locations of employment, etc. From this data, which shows the need for housing, the amount of housing needed, the race groups to be served, and the incomes to be met, comprehensive studies may be made and definite, long-range housing programs planned.

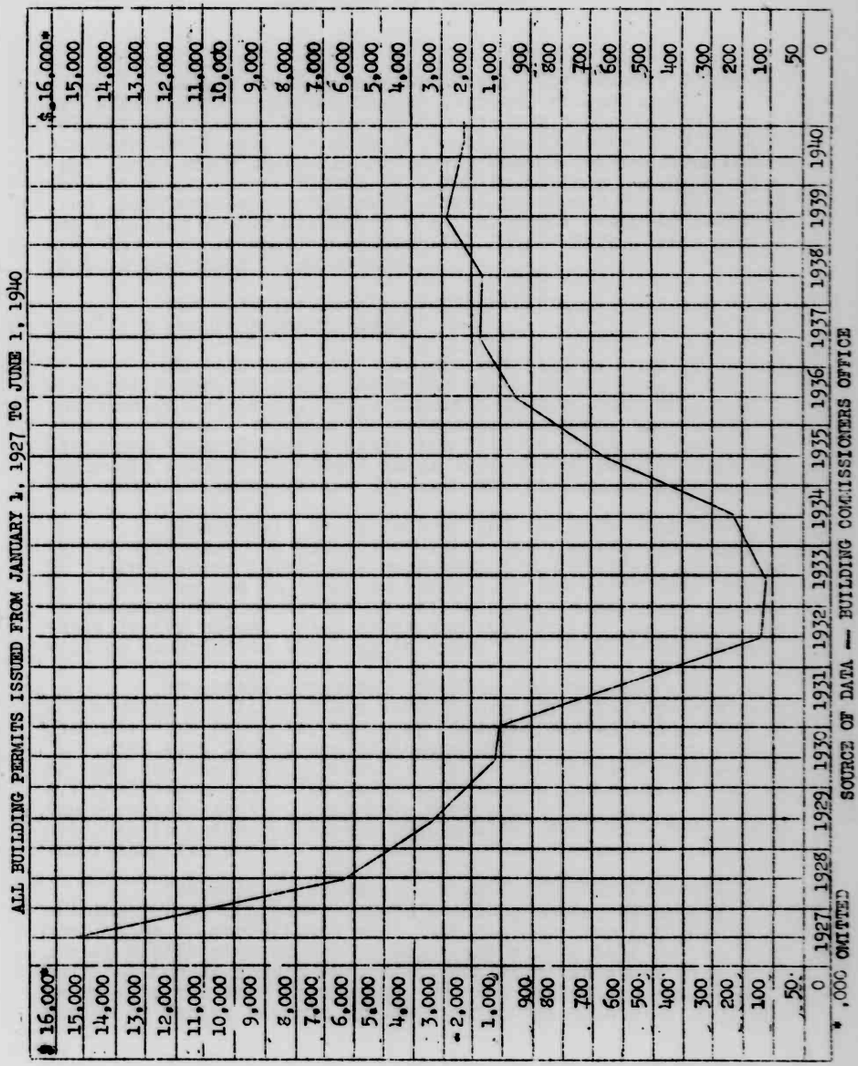
The Low Income Housing Area Survey was applied only to substandard units found within the city boundary lines.

GARY CONSTRUCTION

Because of the close relation between building construction and housing, an examination was made of building permit records in the office of the building commissioner. The table printed below indicates the peak year for all construction was 1927, with the lowest level reached in 1933. Thereafter, the amount of permits and value of construction increases steadily with the year 1939 more than double the year of 1938. However, in the four year period from 1935 to 1939, no apartment or flat buildings were constructed, all of the permits being for single family residences, mainly, under FHA. Only four business with residence units structures were built, and these were owner occupied. The total number of residence permits issued from January 1, 1936 to January 1, 1940, were 829. As these accomodated single families and were mainly owner occupied, this explains overcrowding and shortage of vacancies in the City of Gary as increased production in the steel mills always overtaxes housing facilities.

BUILDING PERMITS
ALL CONSTRUCTION

YEAR	NUMBER	AMOUNTS
1927	2,857	$15,016,529.00
1928	2,008	6,082,912.00
1929	1,213	3,219,075.00
1930	760	1,190,819.00
1931	392	1,022,980.00
1932	104	135,525.00
1933	161	118,385.00
1934	180	213,750.00
1935	1,615	666,053.44
1936	1,156	947,799.88
1937	1,187	1,642,130.10
1938	1,000	1,000,413.00
1939	1,439	2,762,427.00
1940 (to June 1,1940)	583	875,497.00



GARY HOUSING PROJECTS

Gary's first housing project, "The Delaney Community" will benefit underprivileged Negroes, rehousing 305 colored families of Low Income who are now occupying sub-standard dwellings. It will be built on 35 acres of Virgin Land immediately adjoining Roosevelt School for Negroes. It will be within three blocks of a Public Library, seven blocks from Broadway--Gary's Principal North-and-South Traffic Artery and Business Street--close to a neighborhood shopping district and only a short walk to a beautiful Public Park. This project is now under construction.

The site presents a gently rolling terrain and will dignify a populous Negro area.

Shelter rents in this project will average $2.75 per room per month, slightly under the cost now being paid for substandard dwellings. This figure includes about $5.00 per year for taxes. Through the co-operation of the Gary Heat, Light and Water Company, utilities will be provided tenants at wholesale rates. To effect these savings the project will own the distribution lines and pro-rate the cost among the tenants.

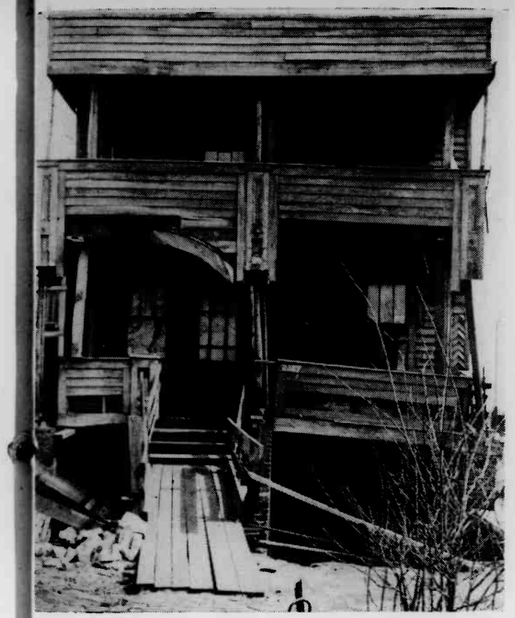
Houses will be so located and designed that each family will have the benefit of sunlight, gardens and lawns. No thoroughfares invade the project and the service drives are to be winding and designed to serve only the residents. This is expected to promote safety and encourage tenants to improve their living space. Play areas for children of pre-school age will be provided in this, as in other Gary Housing Projects.

Two other projects, totaling 495 dwelling units, to serve white families of Low Incomes are now being designed and planned. One community known as "Ivanhoe Gardens" composed of 317 units will lie in the Tolleston area in the western part of Gary and the other, known as "Duneland Village" composed of 177 dwelling units, will be located in the Miller district, in the Northeast section near Lake Michigan. The land in both projects is under option and construction will be a few months later than Project 1.

The city government is co-operating in effecting elimination of 800 sub-standard dwelling units, either by demolition or rehabilitation. This co-operation includes strict application of the building and zoning laws by the building commissioner, inspection and elimination of fire hazards by the Fire Department, and the inspection and elimination of Health hazards by the Health Department.

To illustrate the co-operation the Gary Housing Authority is receiving, two photographs opposite this page show a Gary flat building before and after repairs were made. This is typical of the improvement which has become manifest in Gary's Public Housing Program in addition to the benefit of the well planned dwelling units to be afforded by the projects themselves.

The Housing Authority of the City of Gary is a Public corporation rendering a public service. It is a part of the City Government, the Commissioners being appointed by the Mayor. The Commissioners serve without compensation and devote many hours of their own time trying to solve a long standing social and economic problem. Their aim is to stop the downward trend of property values, provide incentive to an increase in Real Estate values and give impetus to better housing in Gary generally, and generally assist in making Gary a healthier and happier city in which to live.



BEFORE

Public Housing Brings Rehabilitation to Gary Homes

The Housing Authority of the City of Gary, Indiana

HARTLEY L. REPLOGLE . . . Chairman
JACK LAZERWITZ . . . . . Vice-Chairman
M. C. COFFING . . . . . Commissioner
JOHN B. RADIGAN . . . . Commissioner
L. A. O'DONNELL . . . . . Commissioner

AFTER

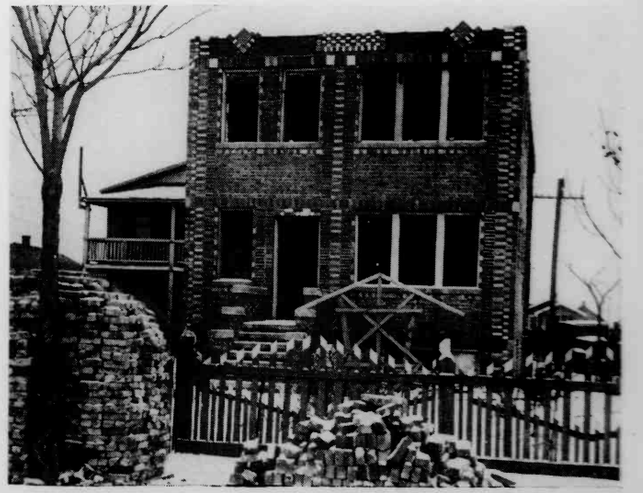
1939 Results

57 Demolitions

39 Rehabilitations

such as shown in pictures above and at right

as the result of cooperation with the Fire and Building Departments



HISTORY OF GARY

GARY, the youngest city of 100,000 population in America, is the largest city in the Calumet Region of northwestern Indiana, Lake County, Indiana, which county constitutes the state's First Congressional District. Gary's iron, steel, rail, sheet and tin plate, and concrete plants lead the world in size and production.

The internationally-famous Gary school system and the first public church-schools originated in Gary. The city has a modern library system with branches in all districts and traveling extension services. The Gary Civic Gateway, with twin-design courthouse and city hall buildings facing a park plaza opposite the main entrance of the steel mills is traversed by trunk-line railroads and forms the only such project developed in the United States.

Gary has a park system with modern recreational centers in each part of the city. Featured is the natural duneland Marquette Park with two miles of the "singing" silver-sand beaches on Lake Michigan with fine facilities for both summer and winter sports.

GARY has the greatest per cent male population in the nation, has the highest value of manufactured products per capita in the world, ranks second in the United States in per cent of birth rate per family, has the third biggest school census in Indiana and ranks fourth in buying-power and fifth in population in the state.

Gary is a city of the Second Class in state legislative classification. The city pays more in numbers and totals in income and other taxes and has higher property valuations than any other city in northwest Indiana.

GARY is strategically located at the southern-most tip of Lake Michigan in the path of the greatest rail and auto transportation in the United States and is the only city on the Lake having two major harbors.

Gary is 30 miles southeast of Chicago and 163 miles northwest of Indianapolis on U.S. highways Nos. 20, 12 and 6 and Indiana No. 55.

Cary is in Lake County, the extreme northwest county of Indiana, and occupies an area of 40 square miles, or practically all of Calumet Township with seven miles frontage on the shores of Lake Michigan.

Estimates for 1939-1940, pending the taking of the 1940 Census, are given below. It will be noted that, due to Gary's many recreational attractions, the city's summer population is much higher.

POPULATION HISTORY:

1906 (January)	0
1906 (July)	334
1910 (U.S.Census)	16,802
1920 (U.S.Census)	55,378
1925 (Comp. Estimate)	81,888
1930 (U.S.Census)	100,426

FAMILIES:

1930 (U.S.Census)	23,232
Average persons per family	4.3

POPULATION ANALYSIS:

(U.S.Census, 1930)

Total Population	100,426
Males (1930: 31,810)	54,593
Females (1920: 23,586)	45,833
Native Born White	59,647
Foreign Born White	19,345
Total White (1920: 50,004)	78,992
Negroes (1920: 5,299)	17,922
Miscellaneous races	3,512
TOTAL	100,426
Est. 1940 Population - (Pending U.S.Census Report)	115,000

Sand dunes and swamps in 1906.
A city of 115,000 population today.
This, in brief, tells the story of the majestic and magical rise of Gary in the third of a century since it was founded.

Today, as Gary celebrates its 34th Anniversary, it is the hub of a far-flung industrial and commercial empire at whose helm stands Progress.

Yesterday it was a wilderness, a hide-out for cattle-rustlers and bandits.

Paradoxical as it may seem, Gary has carved its legend in the sands where it sank the foundations of the greatest industrial development of the century.

Only the crack of a hunter's rifle broke the silence here 30 odd years ago. Now may be heard the song of speeding wheels over iron as they grip rails of steel; the triumphant anthem of the gears of industry; the roar of the motor along broad pavements; the hum of the propeller resounding overhead; the laughter of 29,647 school children and the hub-bub of a modern metropolis.

The predominating sound in the din of noises entering into the making of Gary is the roar of the huge mills for it is STEEL which brought Gary through yesterday and today toward the greater tomorrow and it is STEEL, which will carry it to the greatest heights in the future.

In 1905, the United States Steel Corporation, now one of the largest corporations in the world, began looking for a site for a group of plants in the growing middle-west market. Steel plants require iron ore and stone from the northern lake region, coal from the mines of Illinois, Kentucky, Indiana, and West Virginia and water and rail transportation for these and the finished products. After careful surveys, the southern shore of Lake Michigan was selected as the ideal site.

The sand ridges and swamps along the lake were purchased and surveyed for the new mills and city which was named for the late Elbert H. Gary, then chairman of the board of the steel corporation. In January, 1906, the population of the site was zero and the assessed valuation but a few dollars an acre. Today the population is approximately 115,000 and the assessed valuation is in excess of $136,000,000.

In July, 1906, 334 persons in the first construction camps housed in shanties, formed the initial village of Gary. Work was begun on a mammoth scale; hundreds poured into the camps and were immediately given work preparing the mill sites, relocating 51 miles of tracks of two trunk-line railroads which were elevated through the city, straightening and relocating two miles of the Grand Calumet River, paving streets and sidewalks, building homes, business buildings, schools and churches, installing sewers and utility services, and providing a fine community with every modern convenience and cultural advantage.

Some idea of the tremendous job of constructing the new mills may be gained from these facts:
The first mills required the excavation of more than 12,000,000 cubic yards of material and 4,000,000 cubic yards of back filling; foundations of blast furnaces and buildings have required nearly 2,000,000 cubic yards of concrete; hundreds of millions of brick and thousands of tons of structural steel used in construction.

From the beginning of work in the new mills until the first steel was made two years later, wives and families joined the men and the population had grown to 15,000, creating an evergrowing housing problem. The steel corporation did not desire to enter the real estate business but it foresaw the need of modern housing and a permanent community with higher cultural advantages for its workers. The corporation had created a subsidiary, the Gary Land Company, through which it provided land for the first real industrial model city. The land was subdivided, huge sand dunes leveled, streets, alleys, sewers and all utilities put in, the barren sand dunes transformed from a bleak Sahara to a garden spot by a blanketing with rich top soil and the planting of thousands of trees, hundreds of homes built and sold to plant employees at equitable prices and long terms. The homes were built to strict specifications which private builders have been required to meet ever since.

Parks, retaining the original dune contours, playgrounds and schools were provided and placed in the hands of the city when it was incorporated. The steel corporation also extended a helping hand to churches and civic projects. In the business district lots were sold and permanent construction required as in the case of the residential districts. Many of the pioneers who purchased property for a few hundred dollars soon found themselves possessed of small fortunes as the population rose rapidly carrying values on the tide. The corporation also gave the city land for additional parks, the Y.M.C.A. and other public projects.

The first "public building" to be erected as mill construction started was a frame structure near the location of the South Shore station. It housed the Mayor's office, postoffice and Gary Land Company where the subdivision projects were carried out and lots sold.

It became evident that Gary must immediately provide educational facilities for children of the pioneer families and a small frame building, only 20 by 30 feet, was erected near the present City Hall, where 35 children answered the first bell of the fall session.

Gary "work-study-play" plan schools were developed by the late Dr. William A. Wirt, selected superintendent shortly after the new town was organized. The provisions of rounded out daily programs, fitting the needs of each pupil, Continuation, Adult and Evening classes, innovations in vocational and physical education, auditorium programs and other features quickly centered the eyes of the educational world upon Gary so that many American and foreign cities soon adopted the Gary plan.

Churches, the first community church schools with classes of a student's own denomination coordinated with the public schools, settlement centers and other welfare projects, the library and park systems, all were developed along progressive lines as the city grew.

In 1907, the Gary Commercial Club was organized and has continued to function in the interests of the city through all the years. Not only has it been effective in cooperation with industries and in working on business and governmental problems, but it also has been instrumental in civic progress, conceiving and carrying out plans such as the Gary Gateway which turned the city's "back-yard" into a beautiful park-plaza on which face the city hall and courthouse of twin design, the only such development known in America. The Club also fostered the Memorial Auditorium, Armory, Hotel Gary, was the headquarters for important divisions of service during the World War and continues to be the center for community civic projects.

As the city grew by leaps and bounds, additional industries were attracted, other than those of the steel corporation as listed elsewhere. One of the newest industries brought by the Club is the modern plant of the Bear Brand Hosiery Company, a boon to many Gary women who were unemployed for it now has nearly 1,000 women making hosiery for men, women and children--hosiery used throughout the nation.

Gary became a fourth class city in 1910 and second class city in 1915. Gary is an orderly, progressive community of neighborly, hospitable folks, a city with good government, splendid schools, libraries, churches and parks, fine boulevards, attractive stores and theatres--in fact, Gary is a city in advance of the times with all of the things which make for better living and a happier citizenship.

Today, after the metamorphosis which followed the dreams of a few active minds, Gary stands, a thing of beauty and a tribute to those who brought it about.

OFFICE PROCEDURE:

The first procedure in the Real Property Resurvey was the preparation of two large City maps showing the various Areas, Enumeration Districts and Blocks. One of these was kept in the office for reference purposes and the other was cut into sections so that each Squad leader had a map of the Area which his squad was enumerating. In addition each enumerator was given a small map of the enumeration district assigned to him. Next forms "E" or renumeration block lists were prepared for the City as a whole by transcription of information from the "B" & "C" cards of the 1935 Survey.

The next step was the codification of the 1935 "B" & "C" cards for the purpose of determining substandard units. This was done in accordance with the procedure set out by the FHA, an explanation of which is found elsewhere in this volume. Of these units a total of 8591 were found to be substandard. For these substandard units forms "D" were then partially transcribed by the office force for re-enumeration. For the purpose of the resurvey a ten percent sample only of the standard units was deemed necessary, so every tenth card was withdrawn from the "B" & "C" cards for the standard units and a form "D" transcribed from them. For this reason a total of 10,350 "D" cards were actually prepared.

Every block in the City of Gary was then re-enumerated. In the case of known standard structures, in which no major change had been made since 1935, except the ten percent Selected Sample, a check was made for occupancy only and vacancies were noted together with rental asked if for rent, and selling price if for sale. Any converted or demolished structures were noted and all new units enumerated. All units for which forms "D" were made were completely enumerated. Each enumerator turned in his work as completed for office editing and spot checking. Cards and block lists finally complete were turned in for coding and tabulation. Enumeration of forms "D" was started September 19, 1939, and completed December 3, 1939.

After the enumerated "D" cards were coded all of the actual substandard cards were withdrawn and serialized. From the information thereon forms "FC1" for the Low Income Survey were partially filled and turned over to the field crew for enumeration. A total of 9017 forms "D" and Forms "FC1" were serialized for cross reference. Enumeration of Low Income Area Survey was started December 3, 1939, and on January 1, 1940, Federal WPA Administrators order halted all field enumeration to prevent conflict with U.S.Census. From this order an exemption for this survey was obtained until January 15, 1940, and no longer. For that reason enumeration was halted on that date, and 1029 substandard families were not enumerated and are not included in tabulation or analysis of Low Income Survey.

METHODS OF OPERATION

ENUMERATION

For the purposes of the two surveys, the City of Gary was divided into 9 areas containing 82 Enumeration Districts and a total of 2318 Blocks.

A squad of 12, comprising eleven enumerators, and one squad leader, was assigned to one area at a time. Upon assignment, the first task of the squad leader was to establish temporary field headquarters in some public or semi-public building. Locations were selected as near as possible to the blocks in which the squad leader first desired to work. This enabled him to dispatch his men each morning to their individually assigned blocks with as little lost time as possible. As the work in any area progressed, field headquarters were continually moved in order for the squad leader to remain in close contact with his workers. The use of field headquarters proved most successful since by their use it was unnecessary for the enumerators to report each morning to the general headquarters.

Each morning a short time was set aside as a question period, and each afternoon the enumerators returned to their field headquarters to have their work checked by the squad leader. At the start of the survey daily meetings were held with all squad leaders, and the supervisor in the main headquarters.

As the survey progressed, the daily meetings were changed to weekly meetings. These meetings enabled the supervisor and his squad leaders to be in close contact at all times with the progress of the work and the problems encountered during enumeration. It was during the course of these special meetings that the details of enumeration were worked out and emphasis continually placed on the importance of accurate and complete field work, which of course was later to serve as a basis for all maps and tabulations.

The progress of the survey was charted on a base map by listing with a cross the blocks in which enumeration was started. As the marked blocks were completed, they were colored in solidly to indicate the completed areas.

SPOT CHECKING

The actual mechanics of spot checking differed from enumeration only in re-checking cards turned in by enumerators which were stamped "Spot Checked."

A special group of capable, well trained men were selected to handle the work of spot checking. At the beginning of the survey about ten percent of all blocks

enumerated were spot checked. However, as work progressed, and the enumerators became more efficient in their work, the task of the spot checker was decreased. Error charts which listed by comparison the work of all squad leaders and their squads, were prepared from spot checker reports. These charts served as a stimulus to the squad leaders, and workers as well, as each group was anxious to be placed at the top of the list. At all times representative blocks, structures, and units, were drawn from the files for the spot checking section.

FC-1 or SUBSTANDARD FORM

Upon completion of the Real Property Survey, forms B, C & D were inspected for selection of substandard dwelling units. From the B, C & D cards accepted, the street address, location, enumeration district, block and structure numbers were entered on the FC-1 or substandard form and the necessary information transcribed to lower right hand corner.

These forms were then distributed to field squads by enumeration district. When enumeration of any district was completed the FC-1 schedules were returned to the main office for inspection by a selected group of "editors." These men were thoroughly familiar with instructions for preparation and tabulation of FC-1, and examined each schedule for omissions or evident errors. FC-1 forms were then forwarded to a clerk who stamped a serial number on each schedule, inserting a like number on a blank white FC-4A card at the same time. The FC-1 schedules and the 4A forms were then ready for the tabulation department. Tabulators working in two men teams were assigned all the FC-1 schedules for any enumeration district together with the FC-4A forms of corresponding serial numbers. The coding of the FC-4A was done as a single operation. It was found this method saved time and reduced transcription errors to a minimum. When two or more families were represented on an FC-1, the serial number of the first, or white FC-4A, was transcribed by hand to the blue FC-4A card or cards.

When all FC-4A forms for a district were complete the FC-1 schedules were placed in permanent file and two men tabulated an Enumeration District from the 4A cards.

TABULATION OF RESURVEY OF HOUSING

The following tables represent tabulation of all dwelling units in the City of Gary to January 15, 1940. As the general tables consist of 11 tables comprising 101 sheets, an analysis has been made only of the tables affecting the city as a whole, presenting such information as will be of general interest.

TABLE -1-

ALL DWELLING UNITS BY TYPE OF STRUCTURE, NUMBER OF ROOMS PER UNIT, MONTHLY RENTAL, BY CONDITION OF STRUCTURE, BY OCCUPANCY STATUS AND VALUE OF STRUCTURES, AND BY RACE OF HOUSEHOLD.

The tables comprising table 1, namely tables A-B-C & D were made for the nine major areas into which the City of Gary was divided and show individual information as to each area. As this information is combined for the city as a whole in later tables no analysis has been made of table 1.

TABLE -2-

VACANT RENTAL DWELLING UNITS AND RENTAL UNITS UNDER CONSTRUCTION FOR THE CITY AS A WHOLE. OBTAINED FROM FORMS "E".

The enumeration on forms "E" disclosed a total of 484 vacant rental dwelling units, with an average monthly rental of $24.04, of which 425 were old units, with an average monthly rental of $22.66, 34 were new units with an average monthly rental of $33.68, and 25 were under construction with an average monthly rental of $31.80.

TABLE -3-

VACANT NON-RENTAL DWELLING UNITS AND NON-RENTAL UNITS UNDER CONSTRUCTION.

A total of 197 non-rental dwelling units were enumerated of which 105 were old units with an average value of $3400.00, 24 were new units with an average value of $3875.00, and 68 were under construction with an average value of $4351.35. Thus the total vacant dwelling units in the City of Gary were 681 or 2.3% of the total. The shortage of housing facilities is very apparent.

TABLE -4-

ALL DWELLING UNITS IN THE CITY AS A WHOLE BY TYPE OF STRUCTURE, BY NUMBER OF ROOMS, BY CONDITION OF STRUCTURE, BY OCCUPANCY STATUS AND RACE OF HOUSEHOLD.

The survey showed that there are a total of 17,706 structures in the City of Gary as compared with 16,622 in 1935, an increase of 1,084 and 28,116 dwelling units as compared to 26,181, an increase of 1,935 dwelling units. Of the 17,706 structures 4,340 were in good condition, 10,775 were in need of minor repairs, 2,407 were in need of major repairs and 184 were unfit for use.

Of the 28,116 dwelling units enumerated, 10,639 or 37.8% were owner occupied, 16,928 or 60.2% were tenant occupied and 549 or 2% were vacant, not counting units under construction.

TABLE -5-

DWELLING UNITS BUILT SINCE PREVIOUS SURVEY BASED ON FORM "D" BY PHYSICAL CHARACTERISTICS, BY YEAR BUILT, BY NUMBER OF PERSONS PER UNIT AND NUMBER OF PERSONS PER ROOM.

The survey showed 1000 new dwelling units built since the 1935 survey. Of these 685 had at least one toilet and one bath, 38 had one toilet but no bath, 9 shared a toilet and 50 had no toilet facilities. Only 15 had no installed heating. Of these units only 75 reported more than 1.51 persons per room per unit.

TABLE -5B-

DWELLING UNITS DEMOLISHED SINCE PREVIOUS SURVEY.

A total of 304 dwelling units were demolished since the 1935 survey. Of these 204 were physically substandard units.

TABLE -6-

VACANT DWELLING UNITS BUILT SINCE PREVIOUS SURVEY OBTAINED FROM FORMS "D".

There were a total of 57 vacant dwelling units built since the 1935 survey. Of these 18 were non-rental units, 35 were rental units in single family structures and only 4 were rental units in other than single family structures. The majority of these had not been vacant more than 2 months.

A brief resume of the number of structures, dwelling units, and changes in structure is as follows:

Structures	1940	17706
Structures	1935	16622
Increase		1084
Dwelling units	1935	26181
Dwelling units demolished		304
		25877
New dwelling units by conversion of old structures since 1935		469
Dwelling units existing but not enumerated in 1935 survey		770
Dwelling units built since 1935 survey		1000
Total 1940		28116
Total 1935		26181
Increase - dwelling units		1935

TABLE -7-

DWELLING UNITS IN SELECTED SAMPLE OBTAINED FROM FORMS "D".

For the purpose of this resurvey, an analysis of 10% of the standard units and 10% of the substandard units enumerated was all that was deemed necessary. For that reason the following analysis is made from a total of 2,489 forms "D" enumerated.

DWELLING UNITS IN SELECTED SAMPLE

By Monthly Rental	No. Units	Increase	Same	Decrease	Pct. of change
	2489	1901	313	275	40%
Owner White Previous Survey	714	560	131	23	81%
Ident. White Owner	539	419	104	16	22%
Diff. White Owner	84	68	14	2	19%

By Monthly Rental	No.Units	Increase	Same	Decrease	Pct. of change
Negro Owner	1	1	0	0	100%
White Tenant	79	62	12	5	85%
Negro Tenant	6	6	0	0	100%
Vacant	5	4	1	0	80%
Owner Negro Previous Survey	83	67	13	3	84%
Ident. Negro Owner	67	55	9	3	86%
Diff. Negro Owner	4	3	1	0	75%
Negro Tenant	11	9	2	0	91%
Vacant	1	0	1	0	0%
Tenant White Previous Survey	1266	1062	130	74	90%
White Owner	195	172	18	5	91%
Ident. White Tenant	257	208	29	20	89%
Diff. White Owner	773	647	80	46	90%
Tenant Negro	27	25	1	1	96%
Vacant	14	10	2	2	86%
Tenant Negro Previous Survey	360	319	28	13	92%
Owner White	6	6	0	0	100%
Owner Negro	33	29	4	0	88%
Tenant White	20	15	3	2	85%
Ident. Negro Tenant	88	76	7	5	92%
Diff. Negro Tenant	207	187	14	6	93%
Vacant	6	6	0	0	100%

By Monthly Rental	No.Units	Increase	Same	Decrease	Pct. of Change
Vacant Previous Survey	66	50	11	5	83%
Owner White	12	12	0	0	100%
Owner Negro	3	2	1	0	67%
Tenant White	25	18	4	3	84%
Tenant Negro	13	12	0	1	100%
Vacant Current Survey	13	6	6	1	54%

TA BLE -8-

SELECTED SAMPLE BY CURRENT OCCUPANCY STATUS AND NUMBER OF ROOMS PER UNIT.

Of the 2,489 dwelling units in selected sample the following figures show comparisons as to occupancy with the 1935 survey.

White Owner	1940	836	White Tenant	1940	1156
White Owner	1935	714	White Tenant	1935	1266
Increase		122	Decrease		110
Negro Owner	1940	83	Negro Tenant	1940	354
Negro Owner	1935	105	Negro Tenant	1935	360
Decrease		22	Decrease		6

In number of rooms per unit 4, 5, and 6 rooms per unit predominate, with 3 room units next in number. Units of 7 rooms or over or less than 3 rooms are in the minority totaling only 17%.

TABLE -9-

DWELLING UNITS IN SELECTED SAMPLE BY MONTHLY RENTAL AND CURRANT OCCUPANCY STATUS.

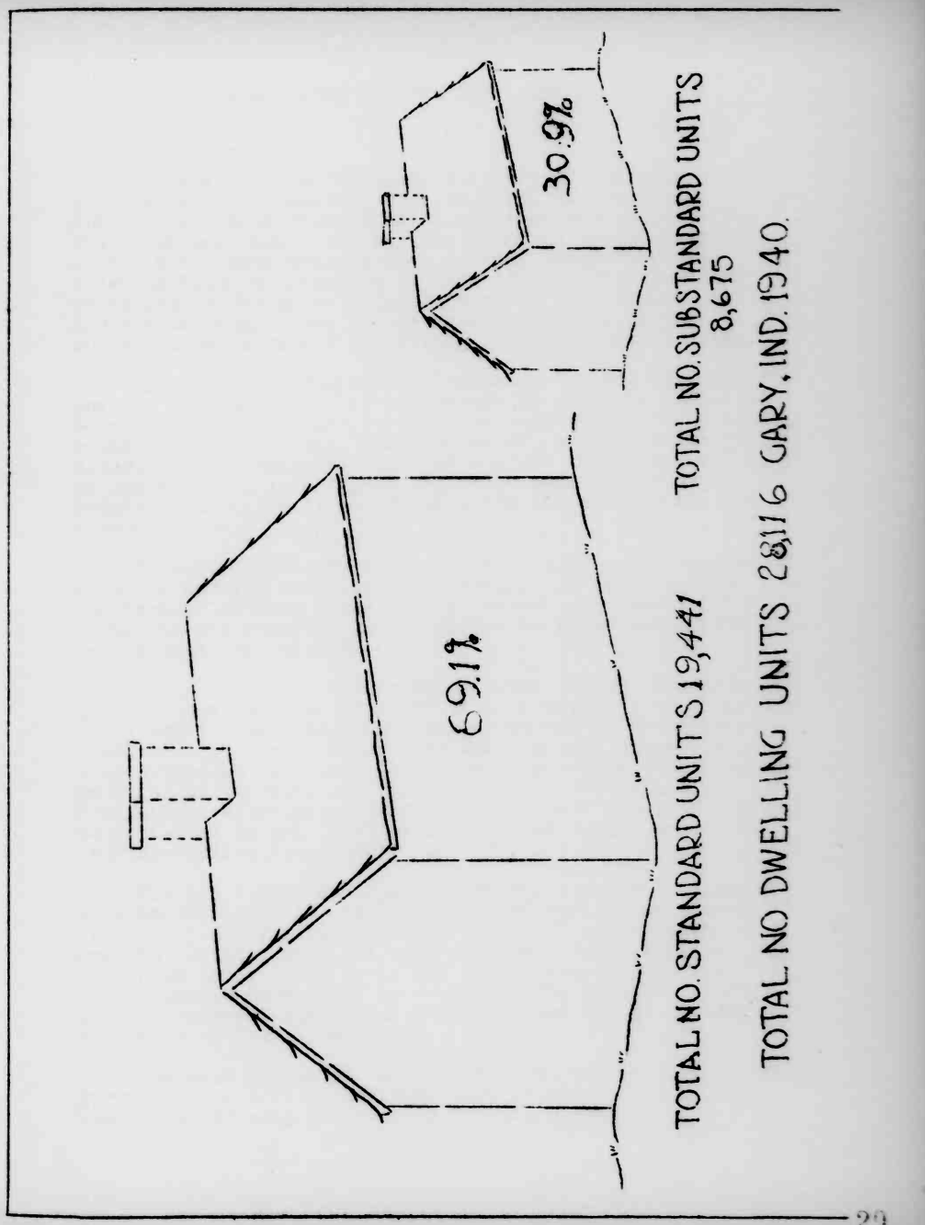
Of the 2,489 dwelling units in selected sample the average monthly rental per units showed an increase over the 1935 survey from $20.72 per month to $29.00 per month, an increase of 40%.

In tenant white occupied units the average monthly rental increased from $22.76 to $28.78, or 27%, and in tenant other occupied units the average monthly rental increased from $10.45 to $16.77, an increase of 60%.

TABLES -10 and 11-

TENANT OCCUPIED AND VACANT DWELLING UNITS IN SELECTED SAMPLE BY MONTHLY RENTAL AND BY NUMBER OF ROOMS IN UNIT.

These tables are breakdowns as to occupancy and physical characteristics of the information presented in table 9, and no analysis has been made for the reason that they are not of general interest.



LOW INCOME HOUSING AREA SURVEY

The correct and ultimate solution of a housing prpblem in any community, must be based on a thorough and complete knowledge of all conditions that effect its final solution. The results found in the summary of the Low Income Housing Area Survey, adequately provide the Housing Authority of City of Gary with the data necessary to formulate a comprehensive, long-range housing program, based on the needs and means of the white and negro groups now living in substandard housing.

The current definition of housing, "an activity whose purpose or function it is to provide an adequate number of decent, safe, and sanitary dwelling units to meet the needs, means, and if possible, the desires of the low income groups," clearly establishes the trend of thought that must be followed in outlining an intelligent attack on such satisfactory housing conditions as are found among our present day low income groups.

It must be clearly and definitely understood that substandard housing does not apply wholly and completely to the type of housing found in any typical slum area, but rather to any dwelling unit affected in whole or in part by the above definition.

It is true that the dwelling units in all slum areas are included in substandard housing; however, they comprise but a small part. Many dwelling units may be in acceptable condition and yet be classed as substandard, since any single item in the above definition may change their status to units of substandard qualific tions. The method of determining substandard units from the Real Property Survey is explained in detail elsewhere in this volume under the heading "Office Procedure".

The Low Income Housing Area Survey summary is divided into two series, "A" and "B". The "A" series deals with family and non-family groups, and the "B" series with dwelling units. Only the most pertinent facts will be presented since there is no end to the comparisons and relationships that might be evolved. The detailed studies will be reserved for actual study and use by the housing Authority of City of Gary.

The same method of analysis applied to the Real Property Survey Tables will be followed here in commenting on the Low Income Housing Area Survey summary sheets.

TABULATION OF LOW INCOME AREA HOUSING SURVEY

The following tables representing tabulation of 7646 groups are actual families interviewed by the Enumerators during the Low Income Area Housing Survey Enumeration.

The actual numbers of substandard dwelling units in the City of Gary as revealed by the Real Property Survey are 9017. Enumeration of the Low Income Survey showed that since the date of the Real Property Survey 342 dwelling units were no longer substandard, leaving the total of substandard dwelling units in the City of Gary to be 8675.

Because of the Federal WPA Administrators order halting all field enumeration in the United States on January 1, 1940, to prevent confliction with the United States Census from which order an exemption was granted for this survey until January 15, 1940, and no longer, it was impossible to enumerate 1029 substandard dwelling units, and for that reason the total known and enumerated substandard dwelling units in the City of Gary total 7646, upon which this tabulation and analysis is based.

SUBSTANDARD DWELLING UNITS DEFINED

A dwelling unit is rated as substandard on the basis of (a) the physical characteristics of the dwelling; and (b) occupancy conditions in terms of persons per room, presence or absence of extra families, and rental.
Substandard as to physical characteristics.- A dwelling unit is rated as substandard as to physical characteristics if any one or more of the physical conditions exist which are listed below:

1.- Needs major repairs
2.- Unfit for use
3.- No private flush toilets
4.- No private bathing unit
5.- No running water
6.- No installed heating
7.- No electricity or gas for lighting

Substandard as to occupancy.- A dwelling unit is rated as occupancy substandard if (a) there are more than 1.5 persons per room or (b) if there are two or more families in the dwelling unit; provided, however, that if the unit is substandard for only one of these two occupancy factors, the unit is rated as occupancy substandard only if the rental is less than $40 a month.

DEFINITIONS

LOW INCOME HOUSING AREA SURVEY

1. Relief Status

(a) On Relief,
Any family receiving direct relief, either commodities or money, from public or private sources, without any type of work or service performed in exchange.

(b) Not on Relief,
Families not affected by the "On Relief" definition.

2. Employables

Any person either gainfully employed or eligible for gainful employment.

3. Gainfully Employed

Any person employed at time of enumeration. Such employment covers work in private industry, governmental agencies, works projects, or working regularly without wages or salary in their own businesses.

4. Group Income

The total income for one family group during the year preceding the date of enumeration.

5. Agreed or Net Rental

The actual amount paid by a tenant as rent for a dwelling unit, or in the case of owner occupied units, an estimated rental value based on rents in same neighborhoods for similar dwelling units.

6. Gross Rental

The actual monthly rent plus the amount spent for coal, gas, electricity, refrigeration, garage and water if such items are not included in the rental charge.

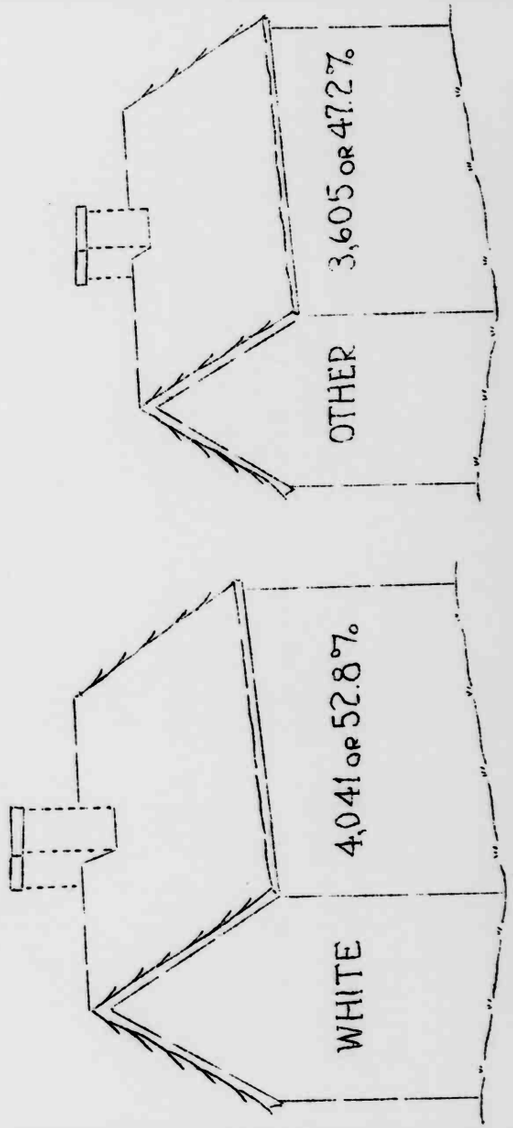
7. Minor Dependent

An unmarried person, under 21 years of age, whose income was less than $300 for the past year.

8. Lodger

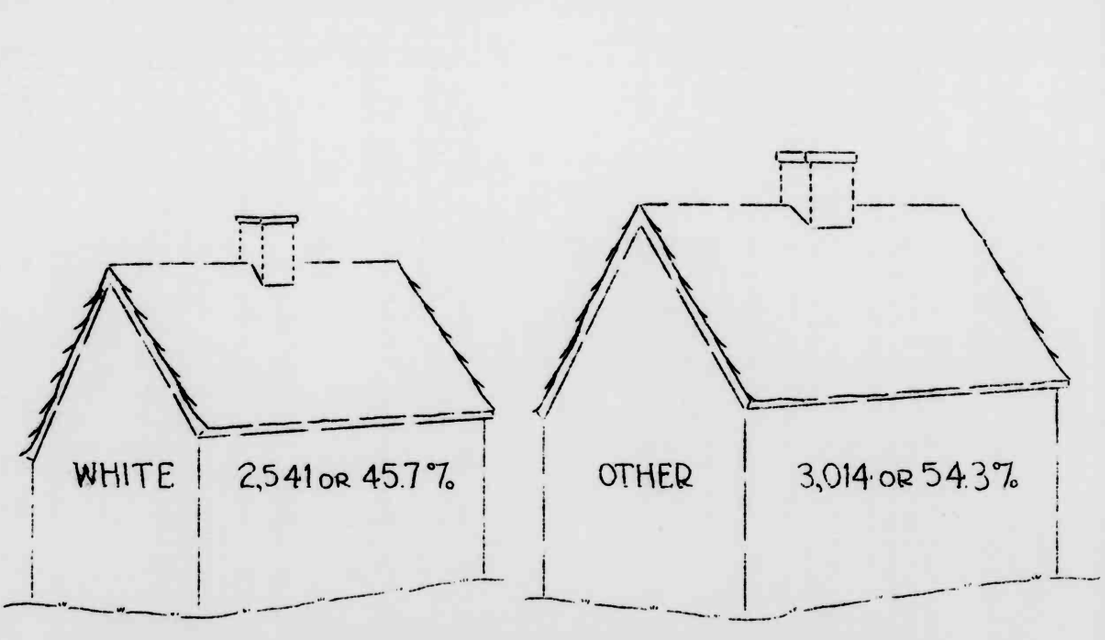
Any person not related to the head of the family.

NOTE: BECAUSE FEDERAL ADMINISTRATOR'S ORDER HALTED FIELD ENUMERATION JAN. 1, 1940 TO PREVENT CONFLICT WITH U.S. CENSUS 1,029 SUBSTANDARD FAMILIES WERE NOT ENUMERATED.

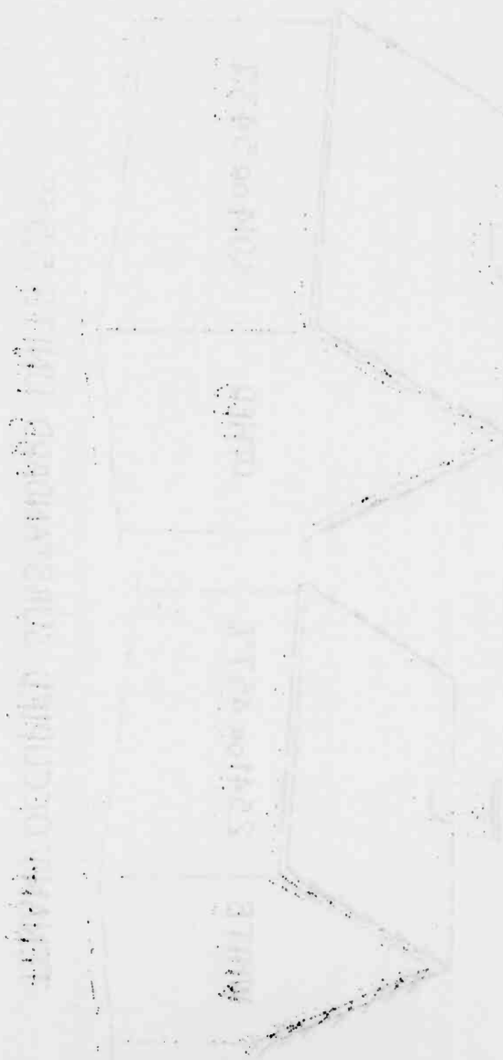


TOTAL FAMILIES DWELLING IN SUBSTANDARD UNITS 7,646
ACTUALLY ENUMERATED

OWNER OCCUPIED SUBSTANDARD UNITS 2,091
WHITE
1,500 OR 71.7 %
OTHER
591 OR 28.3 %



TENANT OCCUPIED SUBSTANDARD UNITS 5,555



"A" SERIES.

TABLE A-1

ALL GROUPS LIVING IN SUBSTANDARD DWELLING UNITS CLASSIFIED BY INCOME, OCCUPANCY, RACE, RELIEF STATUS, AND BY ADEQUACY, AND ALL FAMILY GROUPS CLASSIFIED BY NUMBER OF MINOR DEPENDENTS AND BY SIZE OF FAMILY.

The separation of all groups into family and non-family is quite important, since a family group represents a more stable and dependable combination, and is of greater interest to housing authorities as a prospective and reliable tenant.

For the purpose of the survey, the following combinations of persons were considered families, while any groups not included were considered non-family groups.

1. Husband and wife alone.

Both parents present and,
2. All children under 16,
3. All children 16 and over
4. Some children under 16; some children 16 and over.

One parent present and,
5. All children under 16,
6. All children 16 and over
7. Some children under 16; some children 16 and over.

Of the 7646 groups found in substandard housing, 4041, or 52.8%, were white, while the remaining 3605, or 47.2%, comprised the other group.

A breakdown by family and non-family groups, by race, is listed below:

White		Negro	
Families	Non-Families	Families	Non-Families
3695 - 91.1%	346 - 8.9%	3158 - 87.6%	447 - 12.4%

The potential pool or market, from which a housing authority may expect to draw its tenants, is represented by the tenant families not on relief. The following tabulation lists family groups by occupancy, relief status and race.

	White				Negro			
	Owner		Tenant		Owner		Tenant	
On Relief	105	7%	397	11.2%	79	15.1%	967	31.1%
Not on Relief	1395	93%	2141	88.6%	512	84.9%	2044	67.4%
Not reported	--		3	.002%	0		3	1.5%
Total	1500		2541		591		3014	

The percentage of negro families on relief is a great deal higher than that of white families, especially in the case of tenant families.

A tabulation of all tenant families by family and non-family groups, and race, reveals more non-family groups among negro than white tenants, both in point of number and percentage.

White Tenants		Negro Tenants	
Family	Non-Family	Family	Non-Family
2288 - 90%	253 - 10%	2622 - 87%	392 - 13%

In both race groups, the majority of substandard units were found as such by reason of their physical properties, that is, either because of the poor condition of the unit itself, or by lack of plumbing, heating, lighting or cooking facilities. Only a very small percentage were found substandard by virtue of overcrowding.

Below are separate tabulations of all tenant and owner family and non-family groups by adequacy and by race.

TENANT

	White				Negro			
	Family		Non-Family		Family		Non-Family	
Physically Sub-Standard	1758	76.4%	230	90.9%	1726	66.2%	311	79.3%
Occupancy Sub-Standard	167	7.8%	4	1.6%	73	2.5%	2	00.7%
Phys. & Occup Sub-Standard	363	15.8%	19	7.5%	823	31.3%	79	20.0%
Total	2288		253		2622		392	

OWNERS

	White				Negro			
	Family		Non-Family		Family		Non-Family	
Physically Sub-Standard	950	8%	74	79%	323	61.4%	37	67%
Occupancy Sub-Standard	173	1%	6	7%	26	3.1%	1	2%
Phys. & Occup Sub-Standard	284	91%	13	14%	187	35.5%	17	31%
Total	1407		93		536		55	

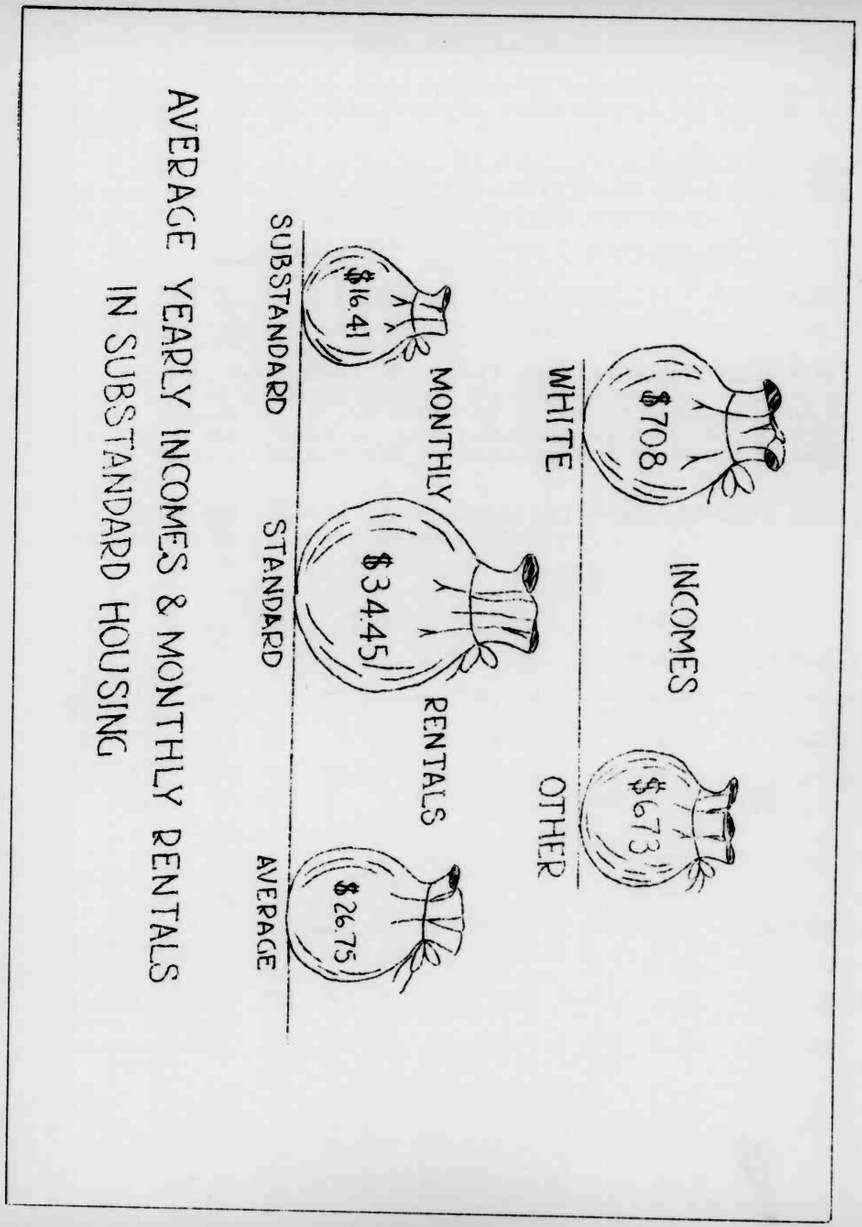


TABLE A-2

ALL FAMILY GROUPS LIVING IN SUBSTANDARD DWELLING UNITS CLASSIFIED BY NUMBER OF EMPLOYABLES, NUMBER OF GAINFULLY EMPLOYED, BY FAMILY INCOME AND BY OCCUPANCY, RACE AND RELIEF STATUS.

By family income, is meant the combined incomes of all gainfully employed members of any one family or non-family group.

Since Table A-2 does not include the incomes of non-family groups, the data showing non-family incomes will be taken from table A-1, to show a complete tabulation of incomes of all groups living in sub-standard housing.

YEARLY INCOMES	FAMILY GROUPS				NON-FAMILY GROUPS	
	TOTAL		WHITE		NEGRO			
None	454	5.9%	83	2.3%	205	6.2%	166	20.9%
Under $200.00	206	2.7%	54	1.5%	103	3.5%	49	6.2%
200.00 - 399.99	555	7.2%	142	3.0%	309	9.7%	104	13.2%
400.00 - 599.99	626	8.4%	172	3.3%	376	11.8%	78	9.9%
600.00 - 799.99	935	12.2%	282	7.0%	574	17.2%	79	9.9%
800.00 - 999.99	775	10.1%	302	8.2%	407	13.3%	66	8.4%
1000.00 - 1199.99	958	12.5%	431	12.3%	467	14.6%	60	7.6%
1200.00 - 1399.99	1088	14.3%	617	17.7%	386	13.2%	85	10.8%
1400.00 - 1599.99	753	10.0%	551	15.9%	179	5.6%	23	2.5%
1600.00 - 1799.99	358	4.7%	300	8.1%	47	1.6%	11	1.4%
1800.00 - 1999.99	322	4.6%	271	7.4%	39	1.5%	12	1.5%
2000.00 & over	565	7.3%	463	12.6%	54	1.7%	48	6.2%
No report	51	.1%	27	.7%	12	.1%	12	1.5%
Total	7646		3695		3158		793	

The following chart shows the disposition of all employables by family groups and the number and percentage gainfully employed by race.

NUMBER OF EMPLOYABLES	NUMBER GAINFULLY EMPLOYED	TOTAL		WHITE		NEGRO	
0 Person	0 Person	546	100.0%	184	100.0%	362	100.0%
1 Person	0 Person	298	7.9%	63	2.5%	235	10.1%
	1 Person	4793	92.1%	2740	97.5%	2053	89.9%
	0 Person	50	9.6%	9	1.8%	41	9.9%
2 Persons	1 Person	256	25.7%	109	21.5%	147	35.2%
	2 Persons	617	64.7%	388	76.7%	229	54.9%
	0 Person	3	5.3%	1	1.0%	2	3.0%
	1 Person	27	11.6%	15	19.0%	12	16.0%
3 Persons	2 Persons	49	20.2%	32	24.0%	17	23.0%
	3 Persons	134	62.9%	92	56.0%	42	58.0%
	0 Person	1	1.0%	0	0	1	6.0%
	1 Person	2	3.0%	2	3.0%	0	0
4 or More Persons	2 Persons	11	14.0%	5	8.0%	6	33.0%
	3 Persons	18	23.0%	15	24.0%	3	17.0%
	4 Persons	48	52.0%	40	65.0%	8	44.0%
Total		6853		3695		3158	

TABLE A-3

ALL GROUPS LIVING IN SUBSTANDARD DWELLING UNITS CLASSIFIED BY TYPE AND SIZE OF GROUP, AND BY OCCUPANCY, RACE AND RELIEF STATUS.

A knowledge of the composition of all families by race is of great importance in the design of low rent housing developments.

The table listed below represents part of the data used in determining the disposition of the various sized units in Gary's housing developments.

ALL FAMILY GROUPS BY SIZE OF GROUP, AND BY RACE.

SIZE OF GROUP	TOTAL		WHITE		NEGRO	
2 Persons	2558	37.3%	1177	31.9%	1381	43.7%
3 Persons	1520	22.0%	838	22.7%	682	21.6%
4 Persons	1158	16.8%	717	19.4%	441	13.9%
5 Persons	665	9.6%	416	11.3%	249	7.6%
6 Persons	389	5.4%	241	6.5%	148	4.7%
7 Persons	236	3.5%	128	3.5%	108	3.8%
8 or More	327	5.4%	178	4.7%	149	4.7%
Total	6853		3695		3158	

In the negro group figures indicate, contrary to common belief, a predominance of small families.

The following table shows similar data for all non-family groups.

ALL NON-FAMILY GROUPS, BY SIZE OF GROUP AND BY RACE.

SIZE OF GROUP	TOTAL		WHITE		NEGRO	
1 Person	648	81.7%	276	79.9%	372	83.2%
2 Persons	103	12.9%	45	13.0%	58	13.0%
3 Persons	29	4.9%	17	4.9%	12	2.6%
4 Persons	9	.2%	6	1.8%	3	.8%
5 Persons	2	.1%	1	.2%	1	.2%
6 Persons	1	.05%	0	0	1	.2%
7 Persons	1	.05%	1	.2%	0	0
8 or More	0	0	0	0	0	0
Total	793		346		447	

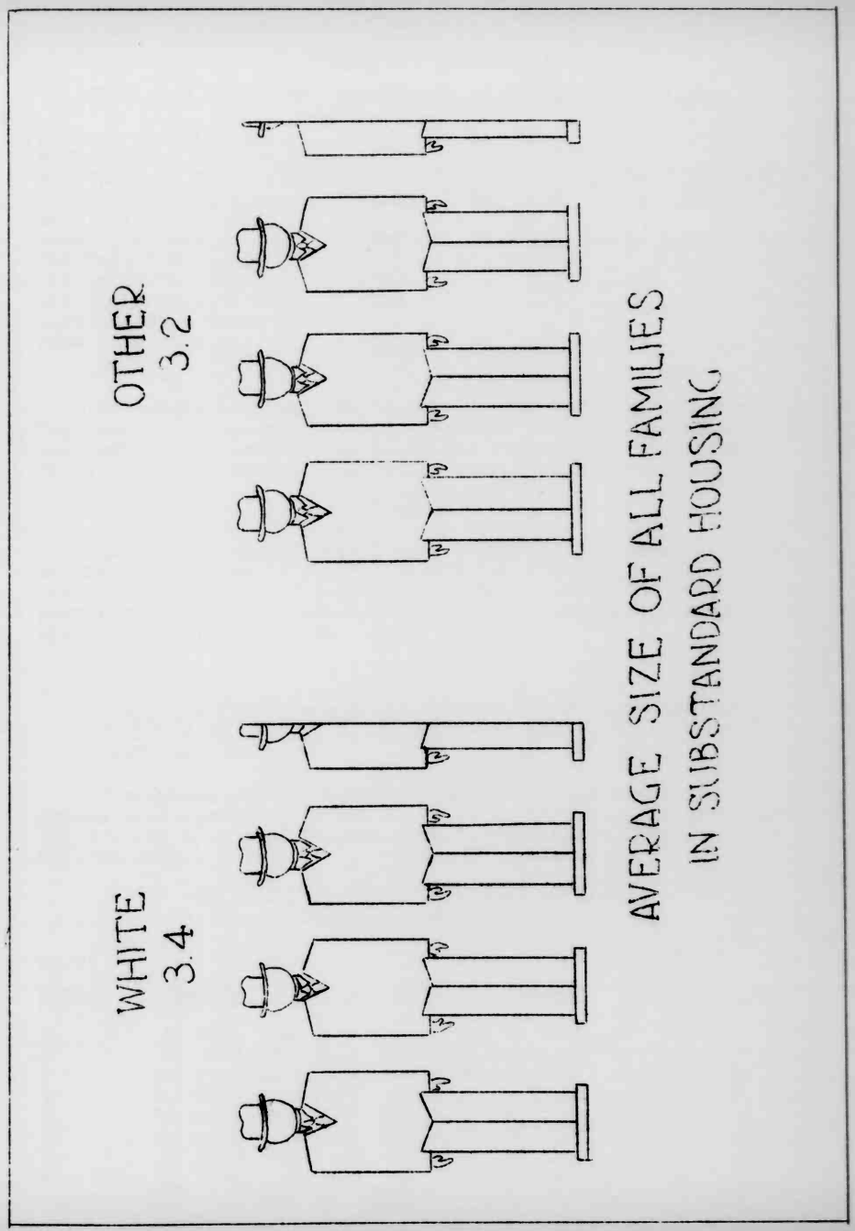


TABLE A-3 (Concl'd.)

ALL FAMILY GROUPS BY COMPOSITION OF GROUP AND BY RACE.

Husband and Wife Alone,	2336	34.0%	1066	28.8%	1270	40.2%
Both Parents Present, and All Children Under 16,	2290	33.4%	1476	39.9%	814	25.7%
All Children 16 & Over,	500	7.3%	274	7.4%	226	7.2%
Some Children Under 16, Some 16 & Over,	800	11.7%	523	14.2%	277	8.8%
One Parent Present, and All Children Under 16,	350	5.3%	109	2.9%	241	7.6%
All Children 16 & Over,	392	5.7%	172	4.6%	220	7.0%
Some Children Under 16, Some 16 & Over,	185	2.6%	75	2.2%	110	3.5%
Total	6853		3695		3158	

No tabulation was made of the various combinations comprising non-family groups, however, figures reveal a predominance of one member families. Among negro and white non-family groups, 71.0% and 69.0% were single member groups, respectively.

"B" SERIES

At this point all family and non-family groups are dropped. All data presented in the "B" series is shown in relation to dwelling units. The figures representing family incomes, family composition, monthly rentals, presence or absence of lodgers, are all correlated to dwelling units.

TABLE B-1

ALL DWELLING UNITS CLASSIFIED BY PRESENCE OR ABSENCE OF LODGERS BY RENTAL, BY NUMBER OF ROOMS AND BY OCCUPANCY, RACE AND ADEQUACY.

Throughout the "A" series, 7646 family and non-family groups were discussed either in whole or in part. In the following tables, 6932 dwelling units containing these 7646 families will be used.

ALL DWELLING UNITS BY NUMBER OF ROOMS, OCCUPANCY AND RACE.

No. of	TOTAL				WHITE				NEGRO			
ROOMS	OWNERS		TENANTS		OWNERS		TENANTS		OWNERS		TENANTS	
1	41	2.2%	149	2.9%	36	2.7%	90	3.7%	5	1.0%	59	2.2%
2	82	4.4%	877	17.3%	66	4.9%	466	19.3%	16	3.2%	411	15.4%
3	280	15.1%	1206	24.0%	227	16.8%	618	25.6%	53	10.6%	588	22.1%
4	770	41.6%	2030	40.0%	558	41.2%	813	33.7%	212	42.5%	1217	46.0%
5	389	21.0%	559	11.0%	287	21.0%	282	11.7%	102	20.4%	277	10.4%
6	213	11.5%	191	3.8%	133	9.8%	107	4.4%	80	16.0%	84	3.2%
7	43	2.2%	35	.5%	28	2.1%	19	.8%	15	3.1%	16	.6%
8 or More	36	2.0%	31	.5%	20	1.5%	20	.8%	16	3.2%	11	.1%
Total	1854		5078		1355		2415		499		2663	

TABLE B-1 (Concl'd.)

ALL OCCUPIED DWELLING UNITS BY YEARLY NET RENTALS, OCCUPANCY AND RACE.

Yearly Net	TOTAL				WHITE				NEGRO			
Rentals	Owners		Tenants		Owners		Tenants		Owners		Tenants	
Under $60.00	20	1.0%	78	1.5%	6	.5%	20	.8%	14	2.8%	58	2.1%
$60.00-119.99	131	7.1%	397	7.8%	79	5.9%	123	5.1%	52	10.4%	274	10.3%
120.00-179.99	312	16.8%	1258	24.8%	207	15.4%	416	17.1%	105	21.0%	842	31.6%
180.00-239.99	427	23.0%	1465	28.9%	303	22.4%	612	25.3%	124	25.0%	853	32.0%
240.00-299.99	419	22.6%	974	19.1%	309	22.4%	495	20.5%	110	22.0%	479	18.0%
300.00-359.99	301	16.2%	464	9.1%	240	17.7%	348	14.6%	61	12.2%	116	4.4%
360.00-479.99	194	10.4%	370	7.3%	164	12.2%	330	13.7%	30	6.0%	40	1.5%
480.00 & Over	50	2.9%	72	1.5%	47	3.5%	71	2.9%	3	.6%	1	.1%
Not Reported	-	-	-	-	-	-	-	-	-	-	-	-
Total	1854		5078		1355		2415		499		2663	

TABLE B-2

ALL DWELLING UNITS OCCUPIED BY A SINGLE GROUP CLASSIFIED BY PRESENCE OR ABSENCE OF LODGERS, BY RENTAL, BY SIZE OF GROUP AND BY OCCUPANCY AND RACE.

TABLE B-3

ALL TENANT OCCUPIED DWELLING UNITS CLASSIFIED BY PRESENCE OR ABSENCE OF LODGERS, BY NUMBER OF GROUP IN THE DWELLING UNIT, BY AGREED RENTALS, BY DWELLING UNIT INCOMES AND BY RACE, RELIEF STATUS, AND RENTAL DELINQUENCIES.

TABLE B-4

ALL DWELLING UNITS CLASSIFIED BY RELIEF STATUS, BY NUMBER OF GROUPS, IN THE DWELLING UNIT, AND BY DWELLING UNIT INCOME AND BY OCCUPANCY AND RACE.

The 676 extra families found in substandard housing in the City of Gary were divided as follows.

Owner-White	Tenant-White	Owner-Other	Tenant-Other
10 Relief	24 Relief	11 Relief	123 Relief
136 Non-relief	92 Non-relief	71 Non-relief	209 Non-relief
146 Total	116 Total	82 Total	332 Total

TABLE B-5

ALL TENANT OCCUPIED DWELLING UNITS OCCUPIED BY A SINGLE GROUP CLASSIFIED BY PRESENCE OR ABSENCE OF LODGERS, BY AGREED RENTAL, BY GROUP INCOME, BY RACE, RELIEF STATUS AND BY SIZE OF GROUP.

The basis figures dealing with the number, size of families, incomes, race and rents paid, by families living in substandard housing units have been presented under the "A" series. The B-5 tables, comprising 54 sheets, present the important relationship of rents paid to yearly incomes. Although a complete analysis of this data for use locally is being made, it is doubtful if this detailed analysis would be of interest to any group other than the local housing authority.

It has been the purpose throughout the analysis of both the Real property and Low Income Housing Area Surveys final tabulation tables, to present only such pertinent data as might be of general interest.

GARAGES

In the 1935 survey a residential structure is classified as having a garage if one is on the land. The 1935 survey showed a total of 9,060 structures out of 16,622 as having garages.

Since 1935, the building commissioners reports show a total of 876 garage licenses issued. This would make the number of structures having garages in 1940 total 9,936 from a total of 17,706 structures. 7,770 structures were without garages.

As there were approximately 21,700 passenger licenses issued from the Gary License Bureau in 1940, this explains all night parking and indicates a business opportunity in garage construction.

DEFINITIONS

REAL PROPERTY SURVEY

Major Structures

By major structures are meant buildings which contain dwelling units or business units and also all public and institutional buildings.

Residential Structures

By residential structures are meant major structures containing dwelling units even though there are business units or other additional uses in the same building.

Dwelling Unit

By this is meant a room or group of rooms normally intended to be occupied by one family or household as their home and where they sleep. Where a group of rooms in a residential structure were rented out to another family, they were classified as a separate dwelling unit only if that family had exclusive use of those rooms, had permanent cooking facilities, and lived a separate life. Movable gas or electric plates were not considered permanent cooking facilities.

Business Unit

By a business unit is meant any piece of property, any building, or portion of a building (provided it has a separate outdoor entrance) which is used for one business purpose.

RESIDENTIAL STRUCTURE

Type of Structure

1. Single Family - Detached

A single structure with open spaces on all four sides containing only one dwelling unit.

2. Single Family - Attached

A structure built directly against an adjoining structure (whether residential or non-residential), without open spaces between, and containing only one dwelling unit extending from basement to roof. This is commonly known either as a row house or terrace.

3. Two Family - Side by Side

A structure containing two dwelling units, side by side, each of which extends from basement to roof. The structure must be free standing, that is, having open spaces on all four sides.

4. Two Family - Two Decker

A structure containing two dwelling units, one of which occupies the entire first floor, the other occupying the entire second floor. The structure may be free standing or attached.

5. Three Family - Three Decker

A structure containing three dwelling units, each of which occupies a complete floor.

6. Four Family - Double Two Decker

A structure containing four dwelling units, with two units each occupying half of the first floor and two units each occupying half of the second floor. The structure may be free standing or attached.

7. Apartment

Any structure which is primarily residential in character and which contains five or more dwelling units. An apartment may contain business units, but these must be incidental to the residential uses of the structure.

8. Business with Dwelling Units

A structure which is primarily business in character, but which also contains dwelling units. A structure is of this type only when the business uses of the structure are more important than its residential uses.

9. Other Non-Converted

Any residential structure with four or less dwelling units, whose arrangement or number cannot be classified in any previous type, is considered as other non-converted. If containing business units it must, however, be primarily residential in character and it must have the same number of units as when originally constructed.

10. Partially Converted

A structure is partially converted when it is arranged to provide a different number of dwelling units than was intended in its original construction, or to insert a business unit or units, and when the alterations involved in making these changes entail no structural change so that the structure could be changed back to its original type without a substantial expenditure of time or money.

56

11, Completely Converted

A structure is completely converted when it is arranged to provide a different number of dwelling units than was intended in its original construction or to insert a business unit or units, and when the change involves substantial alterations to the building.

Original Type of Converted Structure

This refers to the original type of structure, its use, and to the year when this structure was converted to its present use.

Exterior Material

By this is meant the principal material used in the construction of exterior walls, whether they be of wood, brick, stone, stucco or other construction.

Stories

A story must have full ceiling height and be finished off for living quarters. Where the top floor was cut into by the roof, but was finished off for living purposes, it was considered as a half story. Unfinished attics were disregarded entirely.

Basement

A basement is the space with full ceiling height extending under the first principal floor for at least half the area of the structure. The basement must be contained within walls.

Year Built

By this is meant the year in which the construction of the building was completed.

Garage

This applies to any private garage on the same parcel of land as the residential structure, whether as a separate building or attached to the residence itself, even though not used by the occupant of the structure.

Condition

This refers to the reported condition of the entire structure based upon the following criteria:

1. Good Condition - Structures which are in need of no repairs.

2. Minor Repairs - Structurally sound, but needing painting, papering, masonry pointing, etc.

3. Major Repairs - Needing structural repairs which, if neglected, would render the structure unfit for use.

4. Unfit for Use - Beyond repair or dangerous to the health or safety of the occupants.

Value of Entire Property

This refers to the reported possible sales value of the entire structure and the land which properly goes with this structure.

Encumbrance

This includes mortgages, land contracts, deeds of trust, and vendor's liens, but not mechanics liens, tax liens, etc.

DWELLING UNIT

Occupancy

This refers to the occupancy of these dwelling units whether owner or tenant occupied and/or vacant.

Duration of Occupancy

This refers to the number of years or months during which the present occupant has lived in this dwelling unit.

Duration of Vacancy

This refers to the number of years or months since the last occupants of the dwelling unit moved out.

Monthly Rent

This refers to the monthly rent of all dwelling: i.e. the estimated owner rental, the agreed tenant rental, and rental of vacancies.

Included in Rent

This refers to the facilities which are included in the quoted monthly rent such as furniture, garage, mechanical refrigerators, etc., and to the power and fuel which is furnish-

ed for heating, lighting, cooking, etc.

Total Rooms

This refers to the number of rooms in the dwelling unit finished off for living purposes. Halls, bathrooms and small enclosed porches are not considered rooms.

Flush Toilets

A flush toilet is an indoor toilet with running water and may be in a bathroom or in a separate room. Chemical toilets, outdoor toilets of any sort, and privies do not count as flush toilets.

Bathing Units

A bathing unit is a bath tub or a separate shower. If a bath and shower are in the same room they count only as one unit.

Running Water

This refers to the presence in the dwelling unit of either hot or cold running water. Running water available outside the dwelling unit is not counted.

Heating

This refers to the principal equipment employed in heating this dwelling unit. If piped from a central heating unit to the various rooms it is listed as central warm air, steam or hot water.

Lighting

This refers to the principal type of lighting equipment installed in this dwelling unit, whether or not service is temporarily cut off.

Cooking

This refers to the principal cooking equipment installed in this dwelling unit, whether or not service is cut off.

Refrigeration

This refers to the principal refrigeration equipment installed in this dwelling unit.

Number and Age of Persons

This refers to the total number of persons regularly sleep-

ing and living in the dwelling unit and their age at last birthday. Members of the household temporarily absent were included, while persons staying in the dwelling unit on a temporary visit were not included.

Race of Household

By this is meant the race of the occupants whether white, negro or other.

Roomers

By this is meant a person or persons who are living in this dwelling unit, not related to the principal family, but who have agreed to pay rent for specified rooms.

Extra Families

An extra family is a person or group of persons, now doubled up in this unit, who would normally occupy separate dwelling units.

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